025.0	0006	0025.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,014,900	/	1,014,900
USE VALUE:	1,014,900	/	1,014,900
ASSESSED:	1,014,900	/	1,014,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47	-49	WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITE MARY T M & JAMES J
Owner 2:	
Owner 3:	
Street 1:	46 WINDSOR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WHITE MARY T M -
Owner 2:	-
Street 1:	49 WINDSOR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2588 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	554,200	4,700	456,000	1,014,900
Total Card	0.115	554,200	4,700	456,000	1,014,900
Total Parcel	0.115	554,200	4,700	456,000	1,014,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.16 | /Parcel: 392.16

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0006-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	554,200	4700	5,000.	456,000	1,014,900		Year end	12/23/2021
2021	104	FV	528,500	4700	5,000.	456,000	989,200		Year End Roll	12/10/2020
2020	104	FV	528,600	4700	5,000.	456,000	989,300	989,300	Year End Roll	12/18/2019
2019	104	FV	391,300	4700	5,000.	484,500	880,500	880,500	Year End Roll	1/3/2019
2018	104	FV	391,300	4700	5,000.	353,400	749,400	749,400	Year End Roll	12/20/2017
2017	104	FV	344,400	4700	5,000.	307,800	656,900	656,900	Year End Roll	1/3/2017
2016	104	FV	344,400	4700	5,000.	262,200	611,300	611,300	Year End	1/4/2016
2015	104	FV	305,900	4700	5,000.	256,500	567,100	567,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2109

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE MARY T M,	60497-313		11/15/2012	Convenience	1	No	No		
	10791-233		4/9/1965		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2003	688	Siding	15,700					VINYL SIDING & 9 B

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2020	Mail Update	MM	Mary M
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/10/2009	Measured	372	PATRIOT
8/24/2005	Fieldrev-Chg	BR	B Rossignol
3/10/2004	External Ins	BR	B Rossignol
12/27/1999	Inspected	276	PATRIOT
10/11/1999	Mailer Sent		
10/11/1999	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

PRINT

Date	Time
12/29/21	21:03:11

LAST REV

Date	Time
10/15/20	15:32:59
mmcmakin	

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct: 17252

GIS Ref:

GIS Ref:

Insp Date: 07/29/17

!2109!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	17252
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05571866
Const Adj.:	0.98490196
Adj $ / SQ:	187.160
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	680788
Depreciation:	126627
Depreciated Total:	554162

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

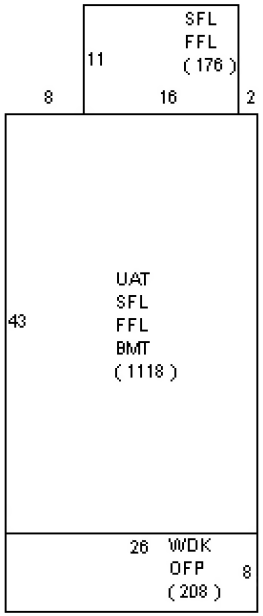
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.16
Special Features:	0	Val/Su Net:	125.90
Final Total:	554200	Val/Su SzAd	214.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,294	187.160	242,185
SFL	Second Floor	1,294	187.160	242,185
BMT	Basement	1,118	56.150	62,774
UAT	Upper Attic	280	74.860	20,925
OFP	Open Porch	208	24.060	5,005
WDK	Deck	208	10.640	2,214

Net Sketched Area:	4,402	Total:	575,288
Size Ad	2588	Gross Area	5240	FinArea	2588
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

025.0-0006-0025.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1920	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700